



# Otter Pond Homeowner's Association

## Agenda

Otter Pond Homeowner's Association  
Home of Christina Files  
1930 Otter Pond Circle, Montrose, Colorado  
**Friday, March 15, 2013 1:00 P.M.**

Email: otterpondhoa@gmail.com

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### Welcome:

Call Meeting to order. Roll Call, Recognition of Homeowners, Visitors & Guests.

### Additions / Changes to the Agenda:

To be discussed.

### Minutes:

Approval of the minutes for the monthly Board Meeting held on January 8, 2013.

### Unfinished Business:

**Compliance Procedures** – David Beard will review non-compliance issues.

**Covenant Review** – David Woodruff will report on the status of the Covenant Review.

**Reserve Study** – David Beard will report on the status of the Reserve Study.

**Community Landscape** – The Board will review the final contracts and decide who will receive this year's contract.

### New Business:

**Community Correspondence** – David Beard will review letters received and responses.

**Ditch Maintenance** – David Beard will review the contract for John Vitela. He will also discuss the maintenance of the weeds, south of the head gate for the Silt Retention Pond, repairs to water control walls just north of the Silt Retention Pond dam wall and some maintenance work of the school yard ditch, south of the mailboxes.

**Ditch Water** – David Beard will discuss the communication required to receive Ditch Water.

**Pet Dispensers** – David Beard will discuss the new Pet Dispensers.

**Newsletter** – Discuss ideas for the next newsletter.

**Budget Review** – Review the 2013 Annual Budget to P & L Variance and the 2013 Annual Meeting P & L Forecast.

**Financial Review** – Review year-end financials. Review Federal and State Tax Returns.

### Committee Reports:

Architectural  
Pond

Neighborhood Watch  
Social

Open Space  
(Others)

### Other Business: None

Next Regularly Scheduled Board Meeting – Tuesday, April 9, 2013 1:00 P.M.

Home of Susan Mitchell, 1829 Otter Pond Circle, Montrose, Colorado